State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE

CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

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RECEIPT NUMBER:
36 — 12182025 — 954

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2025111109

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
City of Fontana	-	12182025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
San Bernardino	-

PROJECT TITLE

Master Case No. 24-0026; Tentative Tract Map No. 24-0002 (TTM No. 20690), and Design Review (DRP) No. 24-0011

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
North Fontana Invest Company LLC-Stacey Sassaman	stacey.sassaman@lewismc.com	(909) 949-6716

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1156 N. Mountain Ave.	Upland	CA	91786

PROJECT APPLICANT *(Check appropriate box)*

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☑ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	2,968.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	0.00

☐ Exempt from fee
- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

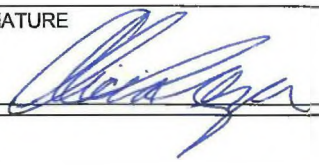
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD: #161326

☐ Cash ☐ Credit ☑ Check ☐ Other

TOTAL RECEIVED $ 3,018.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X 	Alicia Meza, Deputy Clerk

DATE FILED & POSTED
Posted On: 12.18.25
Removed On: 01.23.26
Receipt No: 36-12182025-954

NOTICE OF DETERMINATION

TO: ☒:	Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM:	Public Agency/Lead Agency Name: **City of Fontana** Address: **8353 Sierra Ave, Fontana CA 92335** Contact: Cecily Session-Goins Phone: **(909) 350-6723**
			Email: csgoins@fontanaca.gov
TO: ☒	San Bernardino - County Clerk (Include County name) Address: 222 W Hospitality Lane 1st Floor, San Bernardino, CA 92415	Lead Agency (if different from above)	
		Address:	
		Contact:	
		Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number
(If submitted to SCH):
2025111109

CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY CALIFORNIA
2025 DEC 18 AM 11:12

Project Title: **Master Case No. 24-0026; Tentative Tract Map No. 24-0002 (TTM No. 20690), and Design Review (DRP) No. 24-0011**

Project Applicant (include address, telephone number and email address):

North Fontana Investment Company LLC, 1156 N. Mountain Ave., Upland, CA 91786 – Stacey Sassaman, Vice President - Planned Communities for Lewis Management Corp., (909) 949-6716, Stacey.sassaman@lewismc.com

Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):

Northside of Curtis Avenue at Catawba Avenue (APN: 1108-081-04)

General Project Location (City and/or County): **City of Fontana, County: San Bernardino**

Project Description: **A request for a condo map, and site and architectural approval of the 153-unit condominium development project and associated site improvements, on 11.99 acres.**
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **=December 16, 2025** and has made the following determinations regarding the above described project:

	The project [☐ will ☒ will not] have a significant effect on the environment.	
☐	An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☒	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	Mitigation measures [☒were ☐ were not]made a condition of the approval of the project.	
☐	A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.	
☐	A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.	
☐	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
	Custodian: **City of Fontana, Planning Department**	Location: **8353 Sierra Ave, Fontana CA 92335**

CLERK OF THE BOARD OF SUPERVISORS
2025 DEC 18 AM 11:12
SAN BERNARDINO COUNTY CALIFORNIA

Date: 12/17/25	**Rina Leung** **Senior Planner**

Clerk's File Stamp: